



**Kidbrooke Park Road., SE3 9PW**

**£ FREEHOLD**

A three bedroom, 1930s semi-detached house, in a convenient location, opposite Thomas Tallis school and close to Kidbrooke mainline railway station.

The house is in slightly dated condition and would benefit from a new kitchen and bathroom and cosmetic improvements, but has gas central heating and mostly double glazed windows. There is also potential to extend into the loft and/or on the ground floor at the rear.

The house is located at the southern end of road, close to Aldi supermarket and the A2 junction. There is a bus stop directly outside and both Sutcliffe Park and Blackheath are within easy walking distance.

**THE ACCOMMODATION COMPRISES : Entrance Porch • Entrance Hall • Two Reception Rooms • Kitchen • Conservatory • Three Bedrooms • Bathroom • Garden • Gas Central Heating • Double Glazed Windows**

## GROUND FLOOR

- Entrance Porch :** Quarry tiled floor, Original oak front door and side windows to...
- Entrance Hall:** Original oak parquet flooring, stairs to first floor, storage cupboard beneath.
- Front Reception Room :** Angular bay window, fireplace in dark wood surround.
- Rear Reception Room :** Fitted low level cupboards to chimney alcove, wide patio doors to...
- Conservatory :** Entirely double glazed, with black & white tile flooring and door to garden.
- Kitchen :** Fitted with gloss white wall & floor units, laminate worksurface with inset gas hob and 1½ bowl stainless steel sink with mixer tap and tile splashback, built-in eye-level double electric oven, integrated fridge, freezer and dishwasher, space and plumbing for washing machine, wall mounted 'Worcester' gas combination boiler, window to side and door to garden.

## FIRST FLOOR

- Landing :** Window to the side.
- Bedroom 1 :** West-facing angular bay window overlooking the playing fields of Thoms Tallis, Wardrobes built-in to chimney alcoves.
- Bedroom 2 :** Windows overlooking the rear garden, built-in wardrobe.
- Bedroom 3 :** A very good sized single bedroom with window to front and built-in storage.
- Bathroom:** With pedestal basin and tiled shower cubicle & glass door. Window to rear.
- W.C.:** W.C. window to side.

## EXTERNAL

- Front Garden:** Behind low picket fence, shared driveway to the side.
- Rear Garden :** 50' in depth x 25' maximum width behind the garage.
- Garage:** 14'9 x 7'6 (maximum) A small original, brick-built garage under tiled, pitched roof with up-and-over door to shared drive, pedestrian access door from garden and window to same.

**PRICE:** £ FREEHOLD  
**VIEWING:** Strictly by appointment through  
**COMBER & COMPANY - 020 8318 9666**

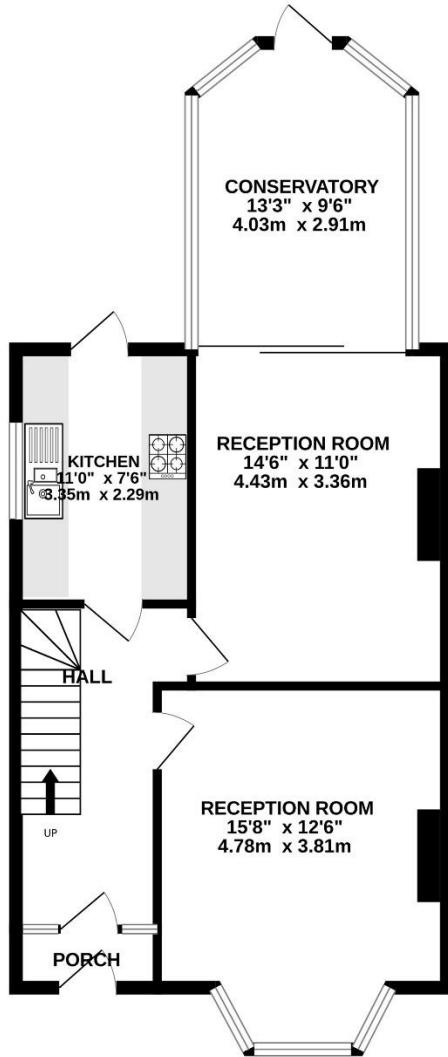
We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not tested any of the services or appliances but have relied upon our own brief inspection and information supplied to us by the vendor. The buyer is therefore advised to obtain verification from their solicitor or surveyor.



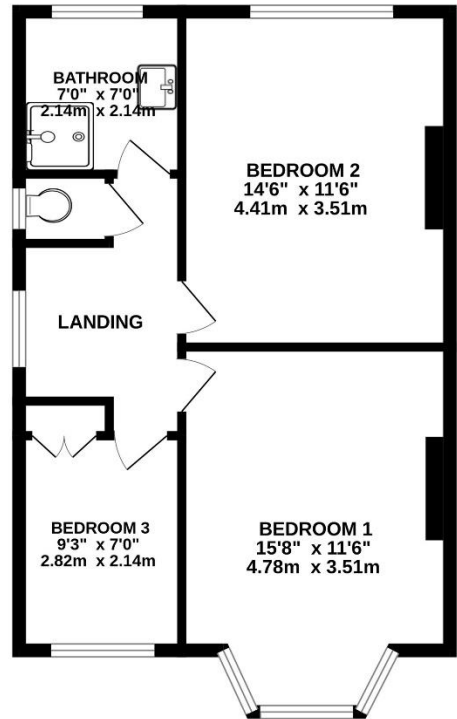




GROUND FLOOR  
641 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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